34

WARRANTY DEED

BK. 10725 PG. 879

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 95,000.00

Channon C. Walker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
16th DAY OF December, 19 97

LEON SHARBER
NOTARY PUBLIC
AT
LARGE
STATE OF TENNESSEE

Notary Public

MY COMMISSION EXPIRES: February 22, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Leon Sharber, Attorney, 1161 Murfreesboro Road, Ste. 505, Nashville, Tennessee 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert J. Walker (NAME)	Guaranty Trust Company (NAME)	MAP 83-11
814 Riverside Drive (ADDRESS)	640 Broadmor Boulevard, Ste. 100 (ADDRESS)	PARCEL 78.00
Nashville, Tennessee 37206 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37129 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Mrs. Etta H. Bates, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert J. Walker, unmarried and Channon C. Walker, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being the southerly 10 feet of Lot No. 3 and all of Lot No. 4 on the Plan of Campbell's Riverside Drive Subdivision, as of record in Book 421, page 180, Register's Office for Davidson County, Tennessee and more particularly described as follows:

Said part of Lot No. 3 and all of Lot No. 4 front together 110 feet on the westerly side of Riverside Drive and extend back 152.9 feet on the northerly line and 152.4 feet on the southerly line to the easterly right-of-way line of the Lewisburg and Northern Railroad, measuring 110 feet thereon.

For source of title reference is made to Book 3339, Page 590, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

Subject to all matters filed of record in Book 421, Page 180, Register's Office for Davidson County, Tennessee.

This is improved (X) unimproved ( ) property, known as 814 Riverside Drive, Nashville, Tennessee 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 16th day of December 19 97

Etta H. Bates

Mrs. Etta H. Bates

BOOK 10726 PG 880

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mrs. Etta H. Bates, unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 16th day of December, 19 97

Commission expires February 27, 2001

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

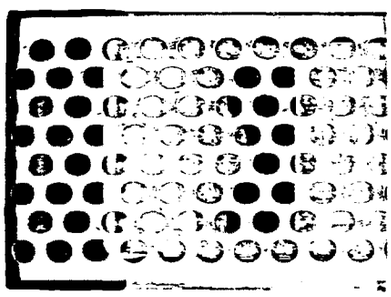
LEON SHARBER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

97 DEC 18 A 11:02

0381736

IDENTIFICATION REFERENCE

2890 12/18 0101 03CHECK 360-50



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10726 PG 881

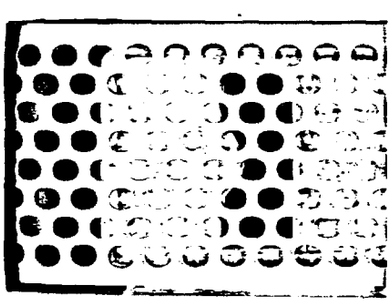
CO - CONVEYANCE	CC - CERTIFIED COPY		MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE		CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE		MO TX - STATE TAX MORT
TD - TRUST DEED			PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	95000.00
CON TX	351.50
PRFEE	1.00
WDEED	8.00
TOTAL	360.50
CHECK	360.50

12718787 01 10:07 0001 2890

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0381736
IDENTIF. # REFERENCE

97 DEC 18 11:10:02
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1233635